

14501 PRINCETON AVENUE

Moorpark, California

Professionally owned and managed by:



AVAILABLE FOR LEASE

For more information please contact:

MICHAEL TINGUS

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DIVISIBLE TO ±50,000 SQUARE FEET

PROJECT HIGHLIGHTS

- STATE-OF-THE-ART R&D FACILITY
- IMMEDIATE HIGHWAY 118/23 ACCESS
- OUTSTANDING CLEAR HEIGHTS (UP TO 28')
- HEAVY POWER - 4,500 AMPS
- ADDITIONAL PARKING POSSIBLE
- HIGHWAY VISIBILITY
- COMPLETE REMODEL SCHEDULED 3Q 2017

PROJECT SPECIFICATIONS

- BUILDING SIZE 143,543 SF
 - ▶ GROUND FLOOR 100,742 SF
 - ▶ MEZZANINE 42,801 SF
- LEASE RATE \$0.79 PSF NNN
- LOT SIZE 8.75 AC
- LOADING Up to 2 GL/8 DH Positions
- MIN CLR HT 24 Feet+
- POWER 4,500A 277-480V
- ZONING M2
- YEAR BUILT 1986
- PARKING 2.5/1,000+

Lee & Associates®
LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies

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COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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MAPS



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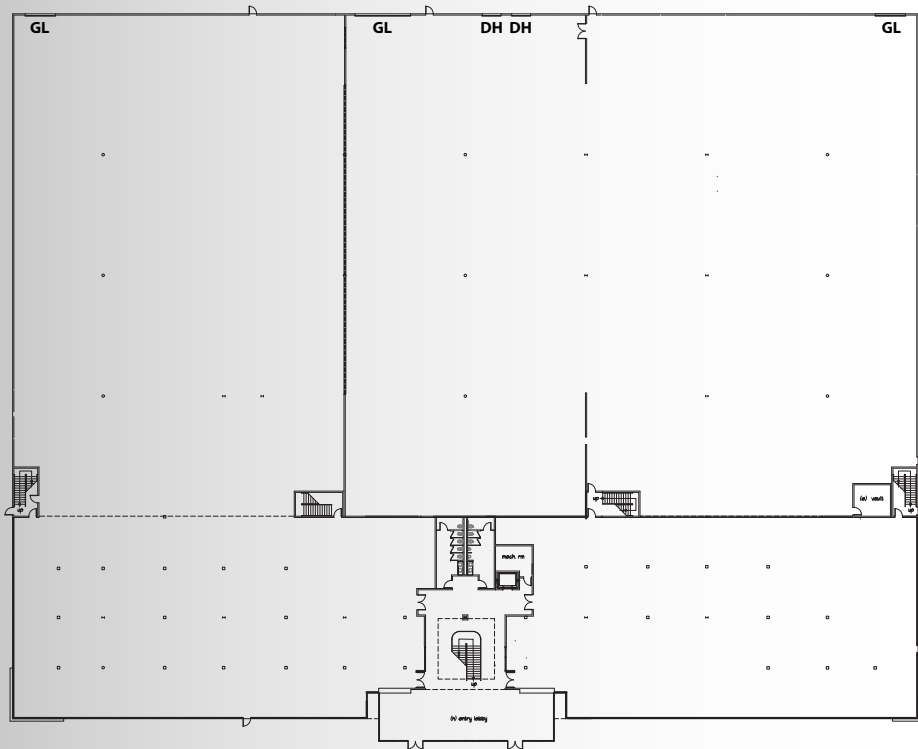
Moorpark, California

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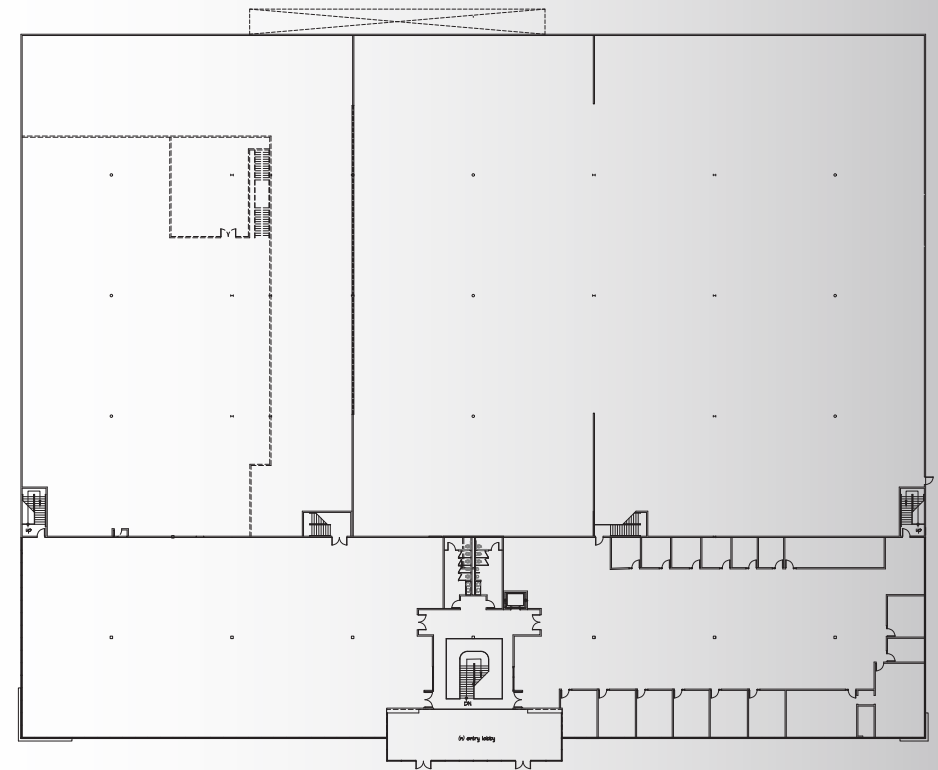


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FLOOR PLANS



FIRST FLOOR • 100,742 SF



SECOND FLOOR • 27,801 SF

NOT TO SCALE

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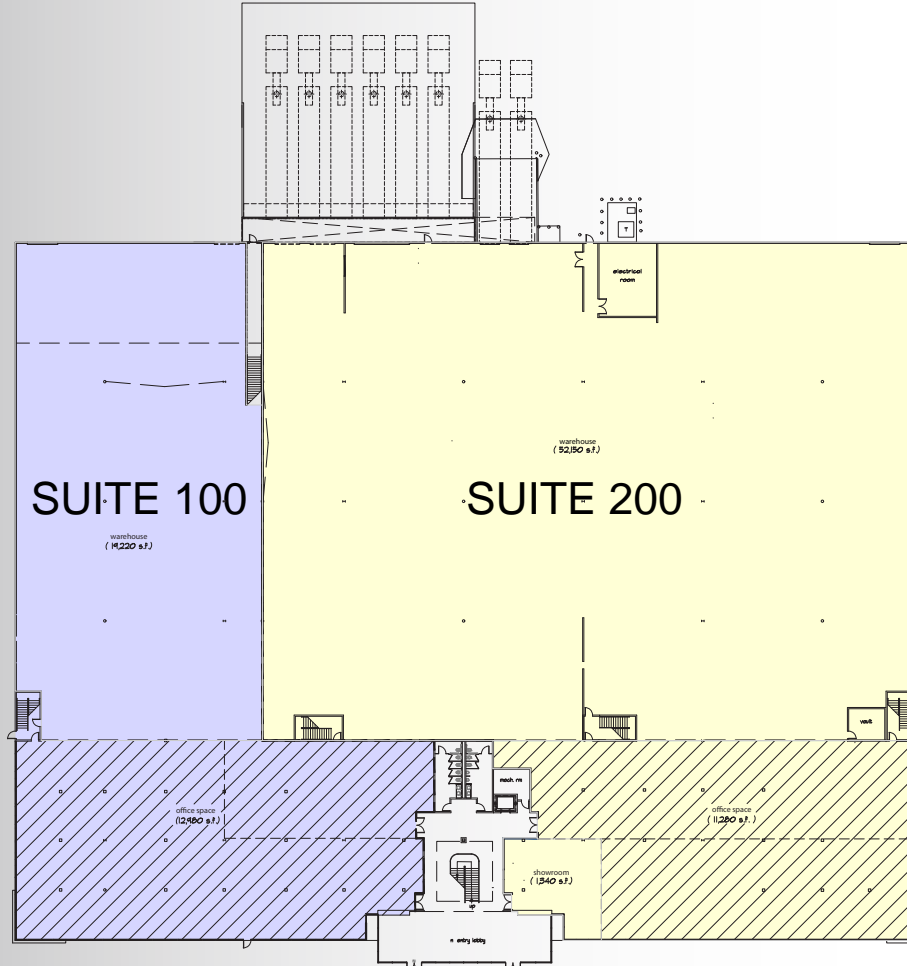
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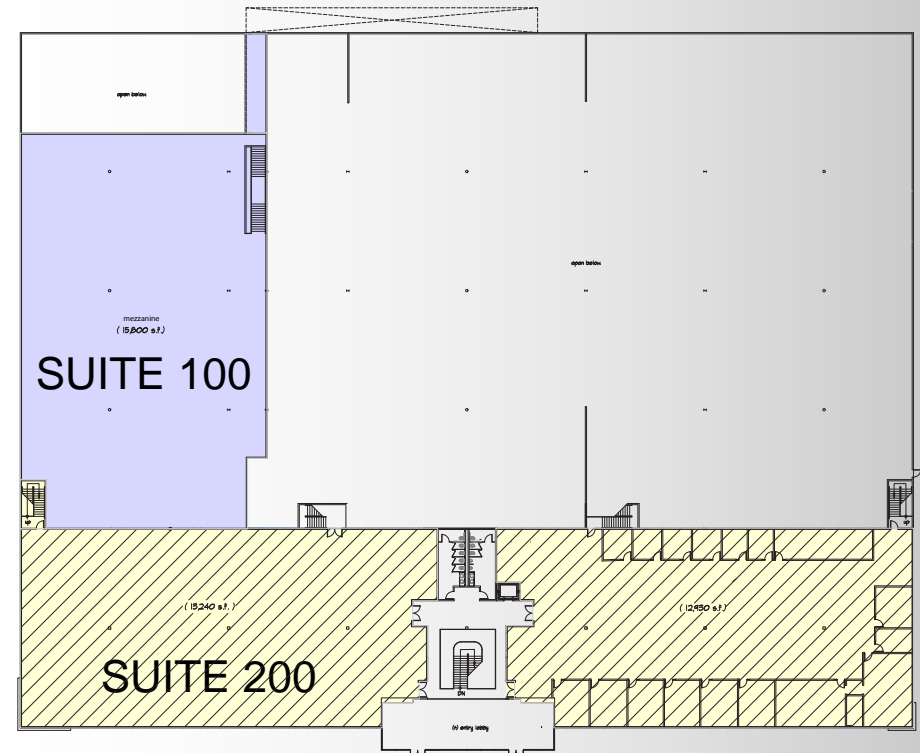
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DEMISING PLANS



SUITE 100		SUITE 200
48,456 SF	SUITE SIZE	95,087 SF
33,457 SF	GROUND FLOOR	67,285 SF
14,999 SF	MEZZANINE	27,802 SF
1 GL / 2 DH	LOADING*	1 GL / 6 DH
±1,200 Amps	POWER	±2,000 Amps
±120 Stalls	PARKING	±237 Stalls

*Loading may vary based on tenant's requirements



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INTERIOR PHOTOS



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2Q 2017 REMODEL RENDERINGS



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AMENITIES AERIAL

